

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2002
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	22
<b>Lot Area: (sq.ft.)</b>	100.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RTH3
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,874.23
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	490.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-445-383

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : FRASER RIVER
<b>Mgmt. Company:</b>	BAYSIDE PROPERTY MANAGEMENT
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	STRATA LOT 36, PLAN LMS4716, DISTRICT LOT 344, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby,Waterfront Property
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	13'2 x 18'2	Above	Bedroom	11'5 x 12'11
Main	Dining Room	10'0 x 10'5	Above	Office	6'1 x 4'11
Main	Kitchen	9'5 x 12'10	Below	Bedroom	10'3 x 11'5
Main	Living Room	11'6 x 12'22	Below	Bedroom	10'3 x 11'5
Above	Primary Bedroom	14'11 x 14'5	Below	Utility	9'4 x 5'6
Above	Walk-In Closet	10'0 x 5'0			
Above	Bedroom	10'2 x 10'3			

<b>Finished Floor (Main):</b>	949 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	953 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	515 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,417 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,417 sqft	<b># Of Pets:</b>				

Discover the ultimate in waterfront living with this rarely available end unit, offering breathtaking views of the Fraser River. This exclusive property features an extended wrap-around front porch where you can enjoy your morning coffee & enjoy the serene water views. Step inside to a bright, open floorplan that is perfect for both entertaining. Abundance of windows allows natural light to showcase the beautiful surroundings. Upstairs, you'll find three spacious bedrooms and two bathrooms. Primary bedroom offers sweeping 180-degree water views. Large 5-piece ensuite features a soaker tub. Unique opportunity to own a waterfront property with lush greenbelt out back. Includes parking for 6! Central A/C. Garage floor w/ epoxy finish. Don't miss out on making this dream home your reality